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4.1 LAND USE

4.1.1 INTRODUCTION

Comprising 55.5 acres, the project site is located south of Spring Street between California Avenue on the west and Orange Avenue on the east. The Long Beach Municipal and Sunnyside cemeteries are directly south of the project site. Although the project site is located entirely within the City of Long Beach, the City of Signal Hill is adjacent to the site along California and Orange Avenues and across a portion of Spring Street. Figure 4.1.1 shows the jurisdictional boundaries near the project site. The Conceptual Site Plan shown in Figure 3.4 illustrates the proposed project. The recreation components of the proposed pay-for-play Sports Park include four soccer fields, six softball/baseball diamonds, a skate park, volleyball, and arena soccer. A youth golf center that will feature a two-story, 15,000-square-foot building, eight tee locations for a driving range, three chip-and-putt holes, and a putting green is included in the project adjacent to the parking area and southerly soccer fields. Also included in the project is the reservation of a 2.5-acre parcel for future office/commercial development. The proposed project requires a General Plan Amendment, Zone Change, and Conditional Use Permits. This section of the EIR addresses the relationship between the proposed uses on site and the existing and planned uses in the surrounding area, as well as consistency of the proposed project with adopted plans and zoning regulations.

4.1.2 EXISTING ENVIRONMENTAL SETTING

On-Site Land Uses

The project site is owned by the City of Long Beach and Amerigas Propane, L.P. (“Amerigas”). Signal Hill Petroleum, Inc. (SHPI) owns contractual surface use rights on a significant portion of the project area, including portions of City-owned property and all the property owned in fee by Amerigas. SHPI’s surface use rights are critical to the ongoing recovery of oil and gas within the Signal Hill West Unit and operations of the Lomita Producers, Ltd. natural gas gathering system that serves oil and gas producers throughout the Long Beach area. The City is also a mineral royalty owner and benefactor of the oil and gas production from the Signal Hill West Unit.

Existing land uses on the site include a County of Los Angeles detention basin, buildings and other improvements associated with the current and former tenants on the City’s land, and an unused gas compression and treating facility, also known as the compressor building. The existing project site is a partially operating oil field containing 46 wells (and two adjacent off-site wells) (see Figure 4.1.2). Of the 48 wells, 15 are producing oil. The remaining wells are currently either idle or abandoned. All of the existing operating oil pumps are enclosed by fences with locked gates. The site has been an active oil field since shortly after the Long Beach Oil Field began oil production in 1921. Oil field

operations on the site have included oil well drilling, production, and associated support activities. Derricks were historically used for oil pumping, but beam pumps¹ and submersible pump wells² are currently used on active wells. See Table 4.1.A for a summary of the existing wells on the site.

The existing and former tenants are listed below in Table 4.1.B, and the existing uses on the site are depicted in Figure 4.1.2. For more information regarding the historic uses and activities on the site, please see Section 4.3, Geology and Soils.

Adjacent Land Uses

The surrounding area is composed primarily of one- and two-story commercial and industrial land uses. The project site is bounded on the north by Spring Street, on the south by two cemeteries, on the west by California Avenue, and on the east by Orange Avenue. Figure 4.1.3 depicts the land uses surrounding the project site.

North: Across Spring Street, land uses include various commercial and industrial uses including a multi-tenant office building, crane storage, and a retail camper outlet.

South: Sunnyside Cemetery and the Long Beach Municipal Cemetery are located immediately south of the project site.

East: SHPI offices are located adjacent to the project site, west of Orange Avenue. SHPI also operates a petroleum processing and gas compression facility east of the project site. There are also commercial office buildings and oil extraction wells across Orange Avenue.

West: Vacant land, oil extraction wells, warehouses, and storage tanks are found west of the project site. There is currently a proposed zoning change on the west side of California Avenue (in the City of Signal Hill) from commercial office and commercial general zoning to general industrial. The general industrial zoning designation provides opportunities for heavy industrial uses that can coexist with adjacent light industrial and commercial development.

Plans and Regulations

The adopted plans applicable to the Proposed Action include SCAG's Regional Comprehensive Plan and Guide, the Long Beach General Plan, The Citywide Strategic Plan (Long Beach 2010), the City of Long Beach Department of Parks, Recreation and Marine Strategic Plan. While the project site is not within the municipal boundaries of the City of Signal Hill and is not subject to its plans and regulations, the potential future development of the project site is recognized in the City of Signal Hill General Plan and the City of Signal Hill Redevelopment Plan. The project is subject to the City of Long Beach zoning regulations, including parking requirements.

¹ Beam pump wells are wells whose fluid is being lifted by rods and pumps activated by electric motor-driven beam pump rig units.

² Submersible pump wells are wells whose fluid is being pumped by an electrical pump that is placed below the level of fluid in that well.

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Table 4.1.A: Existing Wells

| WELL DESIGNATION | EXISTING STATUS | | |
|---------------------|-----------------|------|-----------|
| | ACTIVE | IDLE | ABANDONED |
| COLB-58 | | | X |
| COOPER & BRAIN | | | X |
| EXXON "CITY" 1 | | | X |
| EXXON "CITY" 2 | | | X |
| EXXON "CITY" 3 | | | X |
| EXXON "CITY" 4 | | | X |
| EXXON "CITY" 6 | | | X |
| EXXON "CITY" 7 | | | X |
| EXXON "CITY" 11 | | | X |
| EXXON "CITY" 12 | | | X |
| EXXON "CITY" 15 | | | X |
| EXXON "CITY" 17 | | | X |
| EXXON "CITY" 17-A | | | X |
| EXXON "CITY" 24 | | | X |
| EXXON "CITY" 25 | | | X |
| EXXON "CITY" 26 | | | X |
| EXXON "CITY" 27 | | | X |
| EXXON "CITY" 39 | | | X |
| TEXACO B-14 | X | | |
| TEXACO B-15 | | | X |
| TEXACO B-16 | | X | |
| TEXACO B-17 | | X | |
| TEXACO B-18 | X | | |
| TEXACO B-19 | | | X |
| TEXACO B-20 | | X | |
| TEXACO B-21 | X | | |
| TEXACO B-22 | X | | |
| TEXACO B-23 | | X | |
| TEXACO B-24 | X | | |
| TEXACO B-25 | X | | |
| TEXACO B-26 | X | | |
| TEXACO B-27 | | X | |
| TEXACO B-28 | X | | |
| TEXACO B-29 | X | | |
| TEXACO B-30 | | X | |
| TEXACO B-31 | | | X |
| TEXACO B-32 | | X | |
| TEXACO B-33 | | | X |
| TEXACO B-34 | X | | |
| TEXACO B-35 | X | | |
| TEXACO B-36 | X | | |
| TEXACO B-37 | X | | |
| TEXACO B-38 | X | | |

| WELL DESIGNATION | EXISTING STATUS | | |
|---------------------|-----------------|------|-----------|
| | ACTIVE | IDLE | ABANDONED |
| TEXACO B-39 | | X | |
| TEXACO B-40 | X | | |
| TEXACO UP 1-1 | | | X |
| TEXACO UP 1-2 | | | X |
| TEXACO UP 1-4 | | | X |

Table 4.1.B: Existing and Former Tenants¹

| Business | Location | Use |
|---|-------------------------|--|
| Eversoft Water Products | 2870 California Avenue | Office and a storage yard for water softening products |
| Guardian Fence Company | 1050 East Spring Street | Fence contractor that stores fences and conducts vehicle maintenance |
| John and Bob's Auto Body | 2815 Orange Avenue | Auto body repair shop; stores paint products and thinners in 55-gallon drums on the parcel |
| Long Beach Spring | 1000 East Spring Street | Welding and metal working activities |
| MacPherson Sandblasting | 2811 Orange Avenue | Sandblasts various metal products |
| Kruger Tow, Inc. | 1030 E. Spring Street | Vehicle towing and vehicle storage |
| Hansen Aggregate (formerly Sully Millers) | 2840 California Avenue | Aggregate production, also recycles concrete and asphalt debris; stockpiles asphalt debris |
| Nate Jones * | 2880 California Avenue | Tire Dealer |
| Pacific Striping * | 2870 California Avenue | Pavement and parking area maintenance and marking |

* Unapproved subtenant. Tenant not authorized by City.

¹ Tenants on site at the time the Notice of Preparation (NOP) was issued. Only Hansen Aggregate remains on site at the time of Draft EIR preparation.

Regional Comprehensive Plan and Guide. The Regional Comprehensive Plan and Guide (RCP&G), as prepared by the Southern California Association of Governments (SCAG) in March 1996, is designed to articulate region-wide policies that serve as a guide for local governments to address regional issues, fulfill local goals and objectives, and satisfy state and federal requirements. The RCP&G includes several open space and conservation goals that are intended to support and ensure a high quality of life and equity for Southern California residents, and that are applicable to the proposed project:

Outdoor Recreation: Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.

Public Health and Safety: Maintain open space for adequate protection to lives and properties against natural and man-made hazards.

Maintain adequate viable resource production lands, particularly lands devoted to commercial agriculture and mining operations.

Citywide Strategic Plan. The City has adopted a new citywide Strategic Plan, "Long Beach 2010." The new strategic plan includes goals and actions to achieve the long-range vision of the General Plan. The Strategic Plan focuses on goals in five areas: neighborhoods, youth and education, safety, economic opportunity, and the environment. In preparing "Long Beach 2010," a community survey, called the Community Scan, was conducted in 1997 to determine the key issues and concerns of residents, businesses, and community groups. The 2010 Strategic Plan incorporated the Community Scan input and set forth the following seven strategies:

- Becoming a community of neighborhoods
- Focusing on youth and education
- Providing community safety for everyone
- Creating economic opportunity
- Enabling a progressive environmental community
- Empowering citizens and linking communities using technology
- Ensuring accountability by measuring and reporting progress

There are several Strategic Plan goals that are applicable to the proposed project, under the heading "Our Children, Our Schools":

Goal 1: Maintain a citywide focus on improving the well-being of youth and families.

Goal 2: Improve youth's physical, mental, and dental health.

Goal 3: Make sure that every child enters school ready to learn.

Goal 4: Support efforts to increase the number of students meeting high academic standards.

In addition, Goal 2 under the heading "A Healthy Environment/A Sustainable City" states, "Enhance Open Space." One of the action items under this goal is "to convert city-owned parcels to green uses

and buy former oil drilling sites for parks and habitats.” Goal 3 is “to improve management of water resources and restore wetlands and riparian habitat.” This goal recognizes that open space dedicated to wildlife, especially wetlands, “provides a break from urban living.”

General Plan: Land Use Element. The City of Long Beach General Plan provides goals, objectives, and policies that guide City decision makers in directing future growth and development. The General Plan must contain at least seven elements: Land Use, Transportation, Housing, Conservation, Noise, Open Space, and Safety. The City’s Seismic Safety and Air Quality elements are optional components of the General Plan. Each element discusses in detail official policies and programs the City has adopted regarding each topic.

Table 4.1.C: City of Long Beach General Plan Elements

| City of Long Beach General Plan Element | Year of Adoption |
|--|---------------------|
| Open Space | 2002 |
| Housing | 2001 |
| Air Quality | 1996 |
| Transportation | 1991 |
| Land Use | 1989 |
| Seismic Safety | 1988 |
| Local Coastal Program (LCP) | 1980 |
| Noise | 1975 |
| Public Safety | 1975 |
| Conservation | 1973 |

At the heart of the General Plan is the Land Use Element, adopted in 1989 and revised April 1997, which regulates the types of use and land use intensity within the City. The Land Use Element of the General Plan specifies various districts which comprise the land use portion of the General Plan.

The Land Use Element incorporates the goals developed as part of an earlier citywide strategic planning process and implements them through a series of policies and General Plan land use designations. The goals dealing with population growth, economic development, housing, infrastructure, and transportation relate most specifically to the Land Use Element of the General Plan. The goals of the Land Use Element relevant to development of the subject parcel are as follows:

- **Managed Growth:** Guide growth to have an overall beneficial impact upon the City’s quality of life.
- **Economic Development:** Long Beach will pursue economic development that focuses upon international trade, while maintaining and expanding its historic economic strengths in aerospace, bio-medicine, and tourism.
- **Quality Education:** Long Beach recognizes that quality education is a key ingredient in building a successful community and will foster community-wide support for education of all levels and for all age groups.

Figure 4.1.4 illustrates the General Plan land use designations for the site. Table 4.1.D summarizes General Plan designations, zoning, and existing land uses in the project vicinity. Currently, the project site is designated as “General Industry” Land Use District (LUD) No. 9G by the Land Use Element of the General Plan. The General Industry District is intended to provide for a strong industrial employment component in the City.

The City of Long Beach is currently undergoing a General Plan Land Use Element Update. Neighborhood meetings are being held, and it is anticipated that a draft plan will be available for review in 2005.

General Plan: Open Space and Recreation Element. The City of Long Beach City Council adopted a new Open Space and Recreation Element of the General Plan on October 15, 2002. There are several Goals/Objectives and Policies in the Element that are applicable to the proposed project, including increasing open space and recreation facilities.

Goal 1: Open Space for the Preservation of Natural Resources, Policy 4:
Promote and assist with the remediation of contaminated sites.

Goal 2: Open Space for the Managed Production of Resources, Policy 3:
Manage oil, water, and natural gas extracting site and operations to extend the life of these resources.

Goal 3: Open Space for Public Health and Safety, Policy:¹
Maintain open space buffers adequate to keep property and lives safe from natural and man-made disasters within the City, including unstable soil areas, known active fault zones, low-lying flood prone lands, airport flight paths, and areas of physical and noise contamination.

Goal 4: Open Space for Outdoor Recreation and Recreation Facilities

Policy 1: Create additional recreation open space and pursue all appropriate available funding to enhance recreation opportunities.

Policy 12: Give preference to children’s sports leagues over adult sports leagues in neighborhood parks.

Policy 13: Give special consideration to handicapped and disadvantaged residents in accessing public recreation resources.

¹ This policy is not numbered in the Open Space and Recreation Element.

Table 4.1.D: Existing Land Use and Zoning Designations

| | Existing General Plan | Existing Zoning | Existing Land Use |
|----------------------------|--|--|---|
| City of Long Beach | | | |
| South | LUD #-9G Industrial | I, Institutional | Cemeteries |
| North | LUD #-9G General Industrial | IM, Industrial | Office/Commercial/ Industrial |
| Project Site | LUD #-9G General Industrial | IM&I, Medium Industrial & Institutional | Oil production/ Commercial/ Industrial/Vacant |
| City of Signal Hill | | | |
| East | LUD #-4.2 & 3.4 General Industrial & Commercial Industrial | GI&CI, General Industrial & Commercial Industrial | Office/Industrial/Oil production |
| West | LUD #-4.2 & 3.2 General Industrial & Commercial General | CG&CO, Commercial General & Commercial Office | Oil production/ Industrial/Vacant |
| North | LUD #-3.2 Commercial General | CG, Commercial General | Commercial/ Industrial/Oil production/Vacant |
| Project Site | LUD #-4.2 General Industrial | Not Applicable | Oil production/ Commercial/ Industrial/Vacant |

General Plan, Transportation Element. The Transportation Element of the General Plan (1991) identifies two of the three streets that bound the project site as Major Arterials: Spring Street and Orange Avenue. California Avenue is a designated collector street. Spring Street is also a designated truck route in both the City of Long Beach and City of Signal Hill. Orange Avenue is a designated truck route in the City of Signal Hill, and Willow Street is a designated truck route in both jurisdictions. The I-405 freeway is located approximately one-half mile north of the project site, and is accessed from Orange Avenue.

General Plan, Other Elements. The other Elements of the City's General Plan also provide policy direction that may be applicable to the proposed project. For example, the Seismic Safety Element (1988) provides guidance for development near seismic faults subject to ground shaking. The southern half of the project site is transected by the Cherry Hill Fault. The Conservation Element identifies areas of mineral production and supports the economic viability of such uses. The Public Safety Element provides policy guidance relative to crime prevention and fire safety. The Noise Element provides guidance for acceptable noise levels, and the Air Quality Element supports the use of alternative modes of transportation and innovative technologies to reduce air emissions. The Housing Element promotes the provision of housing types to meet anticipated needs. It does not

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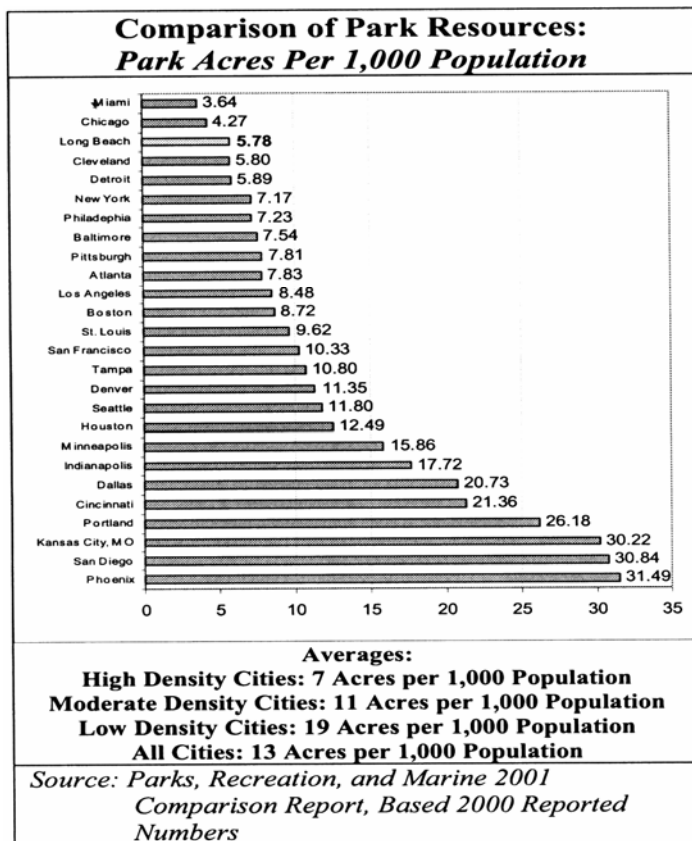
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identify the project site as one suitable for future residential development and is therefore not applicable to the project site. The Scenic Routes Element and Local Coastal Program are not applicable to the project site.

Parks, Recreation and Marine Strategic Plan

The Department of Parks, Recreation and Marine developed a Departmental Strategic Plan in February 2003. The Strategic Plan assesses recreation needs Citywide and in four geographic sectors of the City, defined as park districts, and identifies strategies for meeting these recreational needs. The Strategic Plan states that there are currently approximately 5.7 acres of parkland within the City of Long Beach for every 1,000 residents.¹ This includes parks, specialty facilities, beaches, golf courses, and water recreation areas, and is based on the 2000 Census population. As the following table shows, this is substantially below the number of park acres per 1,000 population for many other cities.

Table 4.1.E: Comparison of Park Resources: Park Acres per 1,000 Population

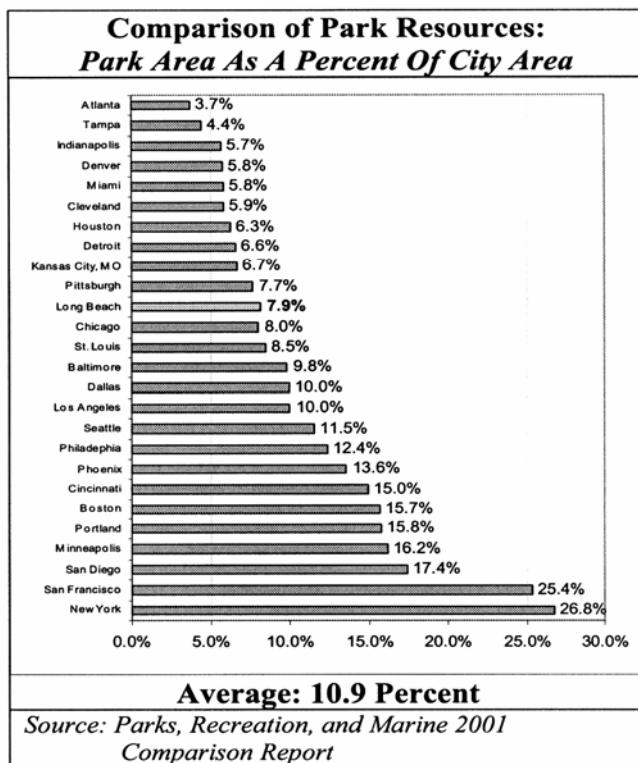


¹ City of Long Beach Department of Parks, Recreation and Marine Strategic Plan (2003), p.16.

When this comparison was completed (prior to completion of the 2000 census), Long Beach had an estimated 5.8 acres of parkland for every 1,000 residents. This is substantially below the average of 13 acres per 1,000 residents for all the cities compared, and somewhat below the average of 7 acres per 1,000 residents for other high-density cities. Many of these other cities have national, State, or county parks within their boundaries that serve the needs of their residents. Long Beach does not have any of these types of parks.

Long Beach also falls well below the average in park area compared to total city area. As the following table shows, 7.9 percent of Long Beach is parkland. This compares to the average of 10.9 percent for all the cities compared.

Table 4.1.F: Comparison of Park Resources: Park Acres as a Percent of City Area



City of Signal Hill Plans

The City of Signal Hill largely surrounds the project site (Figure 4.1.1). The City of Signal Hill General Plan was prepared in 1986, and the Land Use Element was updated in 2001. While the project site is not within the City of Signal Hill and is not subject to its plans and regulations, the potential future development of the project site is recognized in the City of Signal Hill General Plan. The General Plan recognizes that a Sports Park is contemplated for the project site, reflecting the Long Beach City Council direction dating from 1997 to consider and evaluate the current project site for a sports complex.

Even though the City of Signal Hill General Plan recognizes the potential Sports Park use, the project site is designated District 4.2, or General Industrial, in the City of Signal Hill General Plan. The General Industrial 4.2 designation may include large recycling centers, hazardous waste management facilities, waste management facilities, concrete ready-mix plants, outdoor storage yards and other storage yards (Land Use Element, page 44). The area surrounding the site is designated General Industrial, District 3.2, Commercial General, and 3.4, Commercial Industrial. Land uses allowed within these districts include heavy industrial uses (District 4.2), a combination of retail and light industrial uses (District 3.4), and retail and commercial services (District 3.2). The proposed Sports Park complex is not consistent with the City of Signal Hill industrial designation of the site.

In addition to the "Generalized Land Use Map," the Signal Hill General Plan includes a Special Management Areas Map that identifies natural and man-made environmental features that will impact the ultimate use of the remaining vacant land. The areas adjacent to the project site within the City of Signal Hill are designated Petroleum Production Areas. This designation recognizes that, with approximately 485 wells scattered throughout the City, there is increasing potential for conflict between oil production activities and other urban uses. The Land Use Element supports the use of joint use agreements to allow continuation of petroleum recovery activities while putting valuable land into compatible, productive urban use.

City of Signal Hill General Plan Policy 2.6 encourages the development of oil field areas with site plan designs that "encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources." The proposed project is consistent with this policy because it allows for the development of a Sports Park, a commercial/retail parcel, and a youth golf center while allowing for the continued operation of 17 on-site oil wells and 2 adjacent off-site wells (4 wells will be brought back into operation following project implementation).

The project site is adjacent to an area in the City of Signal Hill known as the Atlantic/Spring Neighborhood, located between Atlantic and California Avenues and I-405 and Willow Street. The General Plan recommendations for the Atlantic/Spring Neighborhood include developing the necessary infrastructure for the neighborhood and targeting brownfield development opportunities. The General Plan recommendations, as defined by area property owners, also call for industrial uses for properties without commercial frontages, and for commercial uses that support, or benefit from, the nearby medical center or the proposed Sports Park and Home Depot projects (City of Signal Hill General Plan, Land Use Element, page 28).

The project site is also adjacent to the Signal Hill Redevelopment Plan Area. The purpose of the Redevelopment Plan (adopted 1974, since amended) is to eliminate blight and encourage redevelopment and economic revitalization. The adjacent planned land uses in the Redevelopment Plan Area are generally consistent with the City of Signal Hill General Plan (with the exception of the area west of California Avenue designated for industrial development in the Signal Hill General Plan and for commercial development in the Signal Hill Redevelopment Plan).

The project site is also located adjacent to major streets that are partially or completely within the City of Signal Hill. Spring Street is designated as a major roadway with a 100-foot right-of-way. Spring Street between Orange Avenue and California Avenue at the project site has previously been widened to an 84-foot curb-to-curb width within a 100-foot right-of-way except for a short section on the north side of Spring Street east of California Avenue. This roadway is classified as a Major Highway in the City of Signal Hill Circulation Element.

California Avenue is designated in the City of Signal Hill Circulation Element as a Secondary Modified Highway with a 70-foot right-of-way. It has a 60-foot paved width south of Spring Street. North of Spring Street, California Avenue is a Local Collector roadway. The General Plan calls for five-foot-wide sidewalks with curb and gutter on both sides of the street, and street lights are required on both sides of the street in accordance with the City Street Light Master Plan. No street trees are required by the City of Signal Hill Circulation Element.

The City of Signal Hill is updating its General Plan Circulation Element and will recommend a change in the designation and roadway width of Orange Avenue from Major highway (100-foot right-of-way to Secondary Modified highway [80-foot right of way, 64-foot paved width]). The City of Signal Hill General Plan requires eight-foot-wide sidewalks with curb and gutter on both sides of the street, tree wells with trees spaced at 40–60-foot intervals, and street lights on both sides of the street in accordance with the City Street Light Master Plan.

The Cities of Long Beach and Signal Hill have established the Spring Street Corridor Joint Powers Authority (JPA). The JPA consists of four City of Long Beach council members and three City of Signal Hill council members and meets at least once per year in accordance with its bylaws. The goals of the JPA include improving Spring Street and facilitating planning for the Atlantic/Spring Neighborhood. Actions of the JPA have resulted in widening and other improvements to Spring Street.

The Parks and Recreation Master Plan Element of the Signal Hill General Plan (1989) recognizes a slight park and open space deficit in the City and supports the provision of additional park facilities, including the provision of soccer, baseball, and softball fields, among other sports courts. The proposed pay-for-play Sports Park complex will be open to all members of the public and therefore will be available to residents of the City of Signal Hill. The proposed project is consistent with this policy.

The proposed project is consistent with Signal Hill General Plan policies that support the joint use of oil producing land and an increase in recreational opportunities. The City of Signal Hill Land Use Map does not reflect the current planning effort for a Sports Park and other facilities. The project site is located in the City of Long Beach; therefore, the Signal Hill General Plan has no legal standing with regard to future development of the property. No further evaluation of the City of Signal Hill General Plan is required.

Zoning

Zoning is the division of a City into districts and the application of development regulations specific to each district. It is the intent of the City to have the General Plan Land Use Element and the Zoning Ordinance be consistent in order to ensure that long-term goals and objectives are implemented through land use regulations and other tools. The zoning ordinance and zoning designations of the land are primary tools implementing the City's General Plan. The subject parcel is designated Industrial ("IM" for Medium Industrial) and Institutional ("I" for Institutional) on City zoning maps. Figure 4.1.5 illustrates the existing zoning designations for the project site and surrounding areas.

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